



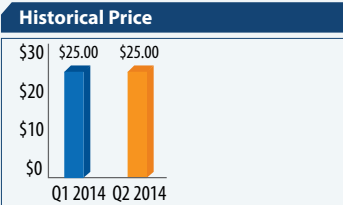
## Cole Credit Property Trust V, Inc.

Total Assets.....	\$33.1 Million
Real Estate Assets .....	\$29.2 Million
Cash .....	\$3.2 Million
Securities .....	\$0.0 Million
Other .....	\$0.7 Million



Cash to Total Assets Ratio: .....	9.6%
Asset Type: .....	Retail
Number of Properties: .....	7
Square Feet / Units / Rooms / Acres: .....	144,000 Sq. Ft.
Percent Leased: .....	100%
Weighted Average Lease Term Remaining: .....	15.9 Years
LifeStage: .....	Emerging
Investment Style: .....	Core
Weighted Average Shares Outstanding: .....	332,375

Initial Offering Date: .....	March 17, 2014
Offering Status: .....	Initial
Number of Months Fundraising: .....	4
Anticipated Offering Close Date: .....	March 17, 2016
Current Price per Share: .....	\$25.00
Reinvestment Price per Share: .....	\$23.75

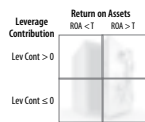


**Contact Information**

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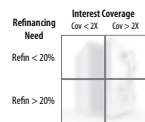
### Performance Profiles

#### Operating Performance



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful return on assets and leverage contribution metrics.

#### Financing Outlook



As an Emerging LifeStage REIT, there are less than five quarters of data to calculate meaningful interest coverage ratios. REITs in the Emerging LifeStage often rely on short-term financing with variable rates which will later be refinanced with longer maturity debt.

#### Cumulative MFFO Payout

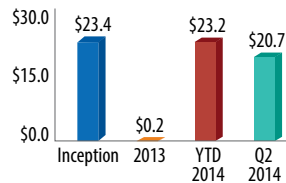


For this Emerging LifeStage REIT there are less than five quarters of data to calculate meaningful MFFO Payout ratios. REITs in the Emerging LifeStage may fund a portion of cash distributions in the first year of operations from offering proceeds until MFFO is sufficient to fund them.

#### Summary

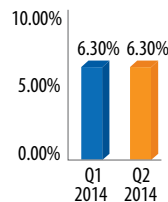
As an Emerging LifeStage REIT with less than five quarters of operating data, metrics for Operating Performance, Financing Outlook and Cumulative MFFO Payout are not yet meaningful. After 3Q 2015, the profile will begin to show meaningful results.

#### Gross Dollars Raised\*

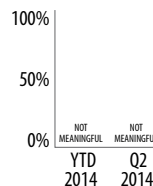


\*Includes reinvested distributions (in millions)

#### Historical Distribution

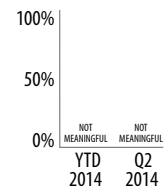


#### Historical FFO Payout Ratio



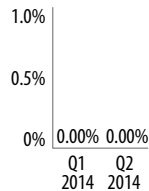
2014 YTD Dist. Paid: .....\$60,190  
 2014 YTD FFO: .....(\$928,000)

#### Historical MFFO Payout Ratio



2014 YTD Dist. Paid: .....\$60,190  
 2014 YTD MFFO: .....(\$99,000)  
 BVP Adjusted MFFO - see notes

#### Redemptions

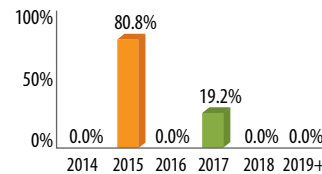


#### Debt Breakdown

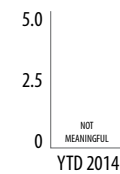


Debt to Total Assets Ratio:.....36.3%  
 Total: .....\$12.0 Million  
 Fixed: .....\$0.0 Million  
 Variable: .....\$12.0 Million  
 Avg. Wtd. Rate: .....2.86%  
 Loan Term: .....1.1 yrs

#### Debt Repayment Schedule



#### Interest Coverage Ratio



### Source of Distributions, Trends and Items of Note

- During 2Q 2014 the Company acquired four properties for a total purchase price of approximately \$25.9 million.
- This REIT has limited trend data due to the fact that it began operations in 2Q 2014.
- As of August 11, 2014, the Company had received \$46.0 million in gross offering proceeds through the issuance of approximately 1.9 million shares of its common stock in the offering (including shares issued pursuant to the DRIP).
- The Company did not report MFFO for 2Q 2014 in the 10-Q. The YTD MFFO reported above was estimated by Blue Vault Partners based on IPA Guidelines and adjustments provided by the Company.
- The Interest Coverage ratio is not meaningful because the company's EBITDA was negative for YTD 2Q 2014.
- During the six months ended June 30, 2014, the REIT paid distributions of \$60,000, including \$14,000 through the issuance of shares pursuant to the DRIP. 2014 distributions were funded by proceeds from the offering of \$60,000, or 100%.